



**Westfield - Washington Township Advisory Plan Commission**

**April 24, 2006**

**7:00 P.M.**

**Assembly Room**

**130 Penn Street**

**Westfield, IN 46074**

**A g e n d a**

*Order and Contents of Agenda Subject to Change*

OPENING OF MEETING:

- Note the presence of quorum
- Election of officers
- Approve Minutes:
  - *March 27, 2006*
- Review Public Hearing Rules & Procedures
- Continuance and Waiver of Notice Requests

CONSENT AGENDA:

None.

OLD BUSINESS:

**0506-PUD-02**                      **4400 East 186<sup>th</sup> Street.** Rezone of 115.28 acres from SF-2 to PUD, by Graystone Development.

**0511-REZ-05**                      **18700 North Union Street.** Proposed change in zoning of 12 acres from LB to MF-2, requested by Urbahns Companies.

**CONTINUED**

**0602-PUD-03**                      **18100 Shady Nook Road.** Graystone Development requests a change in zoning for four parcels, totaling approximately 15.15 acres, from the SF-2 District to the Andover PUD District.

**PUBLIC HEARING**

**0603-DP-03 &  
0603-SIT-02**                      **4005 East Westfield Road.** Indiana Members Credit Union requests Development Plan and Site Plan Review of a proposed new 3,246 square foot commercial structure on 5.5 acres in the GO District.

**CONTINUED**

**0603-DP-05 &  
0603-SPP-03**                      **16707 Spring Mill Road.** Centex Homes requests Development Plan and Preliminary Plat Review of the Spring Mill Commons subdivision, 64 lots on 39.982 acres in the SF-2 District.

**PUBLIC HEARING**

**0603-PUD-05**                      **17021 Towne Road.** Drees Homes requests a change in zoning for approximately 258 acres, from the AG-SF1 District to the Westgate PUD District.

**PUBLIC HEARING**

NEW BUSINESS:

**0604-DP-07 &  
0604-SIT-04**                      **1242 West 136<sup>th</sup> Street.** Central Christian Church requests Development Plan and Site Plan Review of a proposed new 61,000 square foot institutional structure on 55 acres in the AG-SF1 District.

**CONTINUED**

**0604-DP-09 &  
0604-SPP-04**                      **2736 East 146<sup>th</sup> Street.** Indiana Land Group request Development Plan and Preliminary Plat review of the Water Tower Place mixed-use subdivision, 74 units and 16,000 square feet of commercial space on 14.595 acres in the SB-PD District.

**CONTINUED**

**0604-REZ-04**                      **16939 Eagletown Road.** Skjodt Thomas and Associates requests a change in zoning for approximately 80 acres, from the AG-SF1 District to the SF-3 District.

**CONTINUED**

**0604-DP-11 &  
0604-SIT-07**                      **16469 Southpark Drive.** Southpark Investments requests Development Plan and Site Plan Review of a proposed new 17,200 (8,800 Phase I, 8,400 Phase II) square foot industrial structure on 1.074 acres in the South Oak PUD District.

**PUBLIC HEARING**

**0604-PUD-06**                      **7550 West State Road 32.** Ackerson Family Farms, LLC requests a change in zoning for 236 acres from AG-SF-1 to the Ackerson Farm PUD District.

**PUBLIC HEARING**

**0604-REZ-03**                      **16706 Gray Road.** Langston Development Company, Inc. requests a change in zoning for 72 acres from AG-SF-1 to SF-2.

**PUBLIC HEARING**

**0604-DP-08 &  
0604-SIT-05**                      **3403 East S.R. 32.** Starbucks requests Development Plan and Site Plan Review of a proposed new 5,940 square foot commercial structure on 0.93 acres in the Oak Manor PUD District.

**STAFF APPROVAL**

**0604-DP-10 &  
0604-SIT-06**

**17748 Spring Mill Road.** Modular Devices requests Development Plan and Site Plan Review of a proposed new 18,972 square foot industrial structure on 13.459 acres in the EI District.

**STAFF APPROVAL**

**0604-SFP-05**

**17101 Carey Road.** Hills Building and Sales Corporation requests Final Plat Review of the Villages at Oak Manor, Section 3 subdivision, 224 units on 25.758 acres in the Oak Manor PUD District.

**DELEGATED TO STAFF**

**0604-SFP-06**

**16905 Spring Mill Road.** Skjodt Thomas and Associates requests Final Plat Review of the Maples at Spring Mill, Section 1 subdivision, 60 units on 17.428 acres in the SF-A District.

**DELEGATED TO STAFF**

**Committee Reports**

- **Comprehensive Plan Subcommittee:** No pending petitions since 3/27 APC
- **Standards Subcommittee:** No meeting since 3/27 APC

**Director's Report**

- None.

**Educational Item**

- None.

**ADJOURNMENT:**

*Agendas for all Town meetings are updated and available at our web site.*

Web Site: <http://www.westfield.in.gov>  
Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)